

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
31-33		FRANKLIN ST, ARLINGTON

## OWNERSHIP

Owner 1:	FAIR TORY		
Owner 2:	AXON JOHN		
Owner 3:			
Street 1:	31 FRANKLIN STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	BYRNE DAVID P -		
Owner 2:	-		
Street 1:	31 FRANKLIN STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Crtry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 4,405 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Wood Shingle Exterior and 3184 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 20 Rooms, and 8 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.10112	Total SF/SM:	4405	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	441,719	Spl Credit	Total:	441,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4405.000	453,900		441,700	895,600
Total Card	0.101	453,900		441,700	895,600
Total Parcel	0.101	453,900		441,700	895,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		281.28	/Parcel: 281.2

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	453,900	0	4,405.	441,700	895,600	895,600	Year End Roll	12/18/2019
2019	104	FV	354,600	0	4,405.	469,300	823,900	823,900	Year End Roll	1/3/2019
2018	104	FV	354,600	0	4,405.	342,300	696,900	696,900	Year End Roll	12/20/2017
2017	104	FV	332,700	0	4,405.	298,200	630,900	630,900	Year End Roll	1/3/2017
2016	104	FV	332,700	0	4,405.	254,000	586,700	586,700	Year End	1/4/2016
2015	104	FV	296,700	0	4,405.	248,500	545,200	545,200	Year End Roll	12/11/2014
2014	104	FV	294,100	0	4,405.	204,300	498,400	498,400	Year End Roll	12/16/2013
2013	104	FV	306,100	0	4,405.	194,400	500,500	500,500		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	Inspected	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
1/9/2014	Info Fm Prmt	EMK	Ellen K
1/6/2009	Meas/Inspect	345	PATRIOT
2/21/2006	MLS	HC	Helen Chinal
3/1/2000	Measured	268	PATRIOT
11/1/1981		CM	

**Sign:**
VERIFICATION OF VISIT NOT DATA
\_/\_/\_/\_

PRINT	
Date	Time
12/10/20	18:46:30
LAST REV	
Date	Time
10/31/16	14:29:30
danam	
3549	



## USER DEFINED

Prior Id # 1:	29178
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



**AssessPro** Patriot Properties, Inc